



## 30 Beechfield Mews, Lisburn

£99,950

If you're looking for a compact, cosy and beautifully presented home, this lovely ground floor apartment might just be for you.

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Situated at the front of the Beechfield Mews development on the Moira Road the property has parking to its rear. The apartment itself comprises entrance hall, open plan lounge, kitchen and dining area, inner hall, bathroom and a good sized bedroom.

Regular bus services on the Moira Road serve Lisburn, Belfast and Craigavon, while neighbourhood shopping is available at the nearby Longstone and Knockmore areas.

An easily maintained home with gas heating and PVC double glazing providing accommodation on a single level, suited to the first time buyer and retirement market, viewing may be arranged with Falloon Estate Agents.

#### **Entrance hall**

Part glazed entrance door. Laminate flooring. Single panelled radiator.

#### **Open plan Kitchen/dining/living**

w: 4.5m x l: 4.9m (w: 14' 9" x l: 16' 1")

Excellent range of high and low level units with cream gloss finish. Stainless steel sink unit, mixer tap. Zanussi oven. Belling hob. Stainless steel extractor over. Integrated fridge/freezer. Integrated washer/dryer. Gas boiler in cupboard. Part tiled walls.

Laminate flooring. Bay window. Double panelled radiator.

#### **Inner Hallway**

Store off. Laminate flooring.

#### **Bedroom 1**

w: 2.97m x l: 3.78m (w: 9' 9" x l: 12' 5")

Laminate flooring. Double panelled radiator.

#### **Bathroom**

Panelled bath with mixer shower over and screen. Pedestal wash hand basin. Low flush WC. Part tiled walls. Tiled floor. Extractor fan. Spot lights. Chrome towel rail.

#### **Service Charge**

There is a service charge payable. We understand the charge for 22/23 is £495.00.

#### **Tenure**

We have been advised the tenure for this property is leasehold, we recommend the purchaser and their solicitor verify the details.

#### **Rates payable**

Details from the LPSNI website - Capital value of £75,000 with rates payable of £588 for the period April 2022 to March 2023





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.